

# Design Review Board

Official Public Notice



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## PUBLIC NOTICE

**The City of Greenville, South Carolina**

### **Public Notice**

To: Property Owners, Owners of property located within 500 feet of the following Applications, and Neighborhood Association Representatives.

From: Planning and Development Staff

Subject: Upcoming Applications for the Design Review Board – Neighborhood Design Panel

Date: December 15, 2021

### **Meeting Location**

The City of Greenville Design Review Board – Neighborhood Design Panel will hold an in-person Public Hearing for the following items on **Thursday, January 6, 2022 at 3:00 PM** at the **Greenville Convention Center at 1 Exposition Drive**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

[HTTPS://WWW.GREENVILLESC.GOV/1694/ONLINE-MEETINGS](https://www.greenvillesc.gov/1694/online-meetings)

### **1. Old Business (public hearing)**

A. NONE

## **2. New Business (public hearing)**

A. UH 21-947

Application by **LUKE SIMS** for an **UNREASONABLE HARDSHIP EXEMPTION** for the replacement of windows at 305 Lloyd Street (TM#0021000102400)

Documents:

[21-947 PUBLIC NOTICE 305 LLOYD STREET.PDF](#)

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You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at <http://www.greenvillesc.gov/drb>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Alternatively, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Board before the hearing. Comments received after 2PM Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions.'

### **Procedure for Public Comment during Meeting**

1. The Design Review Board Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.

4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.

5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:

- Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
- Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
- Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.

6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.

7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.

Application # _____	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



**Application For An  
Unreasonable Hardship Exemption –  
Design Review Board  
(Urban Design Panel/Neighborhood Design Panel)**

**Applicant/Owner Information**

	Applicant	Property Owner
NAME:	<u>Luke Sims</u>	<u>Jessica Fry</u>
ADDRESS:	<u>53 Endel Street</u> <u>Greenville, SC 29611</u>	<u>135 Jim Joe Road</u> <u>Seneca, SC 29678</u>
PHONE:	<u>864.395.2848</u>	<u>864.214.5322</u>
FAX:	_____	_____
EMAIL:	<u>luke.sims@gmail.com</u>	<u>thiscompanyemail@gmail.com</u>

**Property Information**

STREET ADDRESS: 305 Lloyd Street, Greenville DEED BOOK/PAGE PL 1407 Pg 0026  
TAX PARCEL #: 0021000102400 ZONING DESIGNATION: R-6  
HISTORIC DISTRICT OVERLAY? Hampton Pinckney NATIONAL REGISTER? No  
COA # APPROVED #21-703 COA # DENIED \_\_\_\_\_

**Description Of Request**

This application is for the replacement of the original windows with Jeld-Wen Sitaline  
wood windows at 305 Lloyd Street. The window make and manufacturer were  
approved with the overall house during the October 2021 DRB hearing. The City  
asked the applicant to identify which windows would need replacing. Per the window  
analysis from the contractor and architect, we believe that all existing windows are  
at a level of disrepair that replacement is necessary.

### Instructions


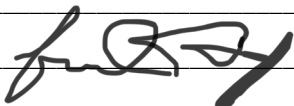
1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
2. See **Section 19-2.3.8(h), Unreasonable Hardship Exemption**, for additional information; you may attach a separate sheet addressing these questions.
3. You must attach one (1) complete set of scaled drawings of the property that reflects, at a minimum, the information reflected on page 4. Drawings must be drawn at an appropriate scale, such as 1"=20' or 1/4"=1', etc. In addition, you must address the requirements of **Section 19-2.3.8(h)(2), Unreasonable Hardship Standards**, as reflected on page 3 of this application. The commission may request additional information at any time to fully understand the proposal. Items submitted to the commission become the property of the city and will not be returned.
4. You must attach the required application fee:
  - a. Commercial - \$300.00
  - b. Signs - \$150.00
  - c. Single-family residential - \$150.00
  - d. Other - \$300.00
5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the Design Review Board agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**
6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.  
\_\_\_\_\_ signs are acknowledged as received by the applicant

7. The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant and property owner affirm that the tract or parcel of land subject of this application is, or is not, restricted by any recorded covenant that is contrary to, conflicts with, or prohibits, the requested activity.

If the Planning Office has actual notice\* that a restrictive covenant\* is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the Office receives confirmation from the applicant that the restrictive covenant has been released by action of the appropriate authority, property holders, or by court order.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is \_\_\_\_\_ or is not  X  restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

	Luke Sims	APPLICANT
	12.06.2021	DATE
	Jessica Fry	PROPERTY OWNER
	12.06.2021	DATE

### Unreasonable Hardship Standards

1. Describe the exceptional conditions and unreasonable circumstances relevant to the subject property which do not generally apply to other properties in the district.

Due to poor upkeep on the window from previous owners, the surveyed contractor believes these windows are beyond restoration or repair. If the windows had regular maintenance they would not be in this level of disrepair.

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2. Describe the ways in which application of the standards required for a certificate of appropriateness effectively prohibits or unreasonably restricts the utilization of the property and results in an unreasonable hardship.

The current lead times for restoring any originals windows, if possible, outweighs the already extended lead time for the proposed Jeld-Wen replacement windows by a minimum of three months. Without windows in place, portions of the construction are delayed, resulting in additional costs that cause the project to be unprofitable.

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3. Describe the ways in which the granting of an unreasonable hardship exemption would be the minimum action that would make possible the reasonable use of the land or structure that is not contrary to the purpose and intent of the approved guidelines for the district.

By granting an unreasonable hardship exemption for the replacement of the existing windows the owner would be able to use a new wood window with a similar style of the existing windows. The previously approved windows match the existing style and are also a wood window, as typical within the neighborhood.

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4. Describe the ways in which the granting of an unreasonable hardship exemption would be consistent with the intent of the provisions of **Section 19-2.3.8(E), Standards**.

If granted an exemption, the property would continue to contribute to the historic nature of the Hampton Pinckney neighborhood. Efforts were made in the original home design submission to retain a similar design to the original residence when viewing the house from Lloyd Street. In addition, the Jeld-Wen Siteline Custom Wood Windows are able to mimic the original style and muntin pattern.

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## Plan Requirements

**Application documents must be submitted as one (1) hard copy and, for DRB review, a digital copy in pdf format.**

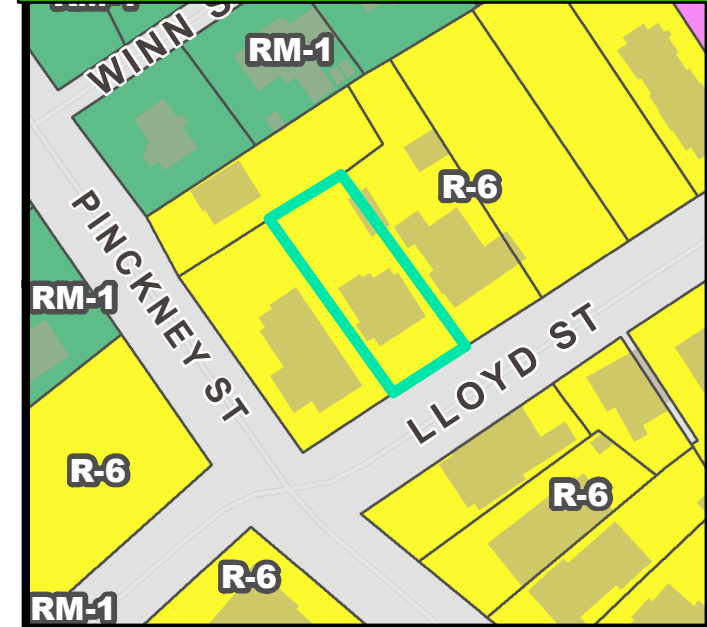
<p><b>A. For Construction of a New Building or Structure and an Addition to an Existing Building or Structure:</b></p> <ul style="list-style-type: none"><li>____ 1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property and neighboring properties, as well as the relationship to property lines.</li><li>____ 2. Building elevations for all sides. Drawings for additions should illustrate the relationship to the existing structure. In commercial districts, drawings should show the relationship to buildings on the property and adjacent lots.</li><li>____ 3. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.</li><li>____ 4. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant.</li><li>____ 5. Cut sheets or other information, illustrating the design and type of lighting and other details.</li><li>____ 6. Other information needed to clearly illustrate your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.</li></ul>
<p><b>B. For Alteration of an Existing Building or Structure:</b></p> <ul style="list-style-type: none"><li>____ 1. Scaled drawings indicating the extent of the proposed alteration.</li><li>____ 2. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.</li><li>____ 3. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant.</li><li>____ 4. Other information needed to best illustrate your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.</li></ul>
<p><b>C. For Demolition or Relocation of an Existing Building or Structure:</b></p> <ul style="list-style-type: none"><li>____ 1. A written narrative indicating the reason for demolition or relocation and what steps have been taken to remedy the situation. If the reasons are structural reasons a technical report prepared by an engineer or architect must be submitted.</li><li>____ 2. If the structure is less than 50 years old and located in the Central Business District, submit documentation of its age</li><li>____ 3. Documentation on the costs of rehabilitation and forecast of possible economic return.</li><li>____ 4. Photographs of the property and surrounding properties, 1 color set, fully labeled.</li><li>____ 5. Site plan and or building plans for post demolition, including a time frame for development.</li></ul>
<p><b>Site Design, Parking, Plazas, Landscape:</b></p> <ul style="list-style-type: none"><li>____ 1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property, streets, public property, and any structures on immediate adjacent lots.</li><li>____ 2. Landscape plan, indicating species and planting sizes, irrigation, lighting location and detail, hardscape materials and colors.</li><li>____ 3. Photographs of the property and surrounding properties, 1 color set, fully labeled.</li><li>____ 4. Cut sheets or other information, illustrating the design and type of lighting or details to better illustrate your request.</li></ul>
<p><b>Signs:</b></p> <ul style="list-style-type: none"><li>____ 1. Scaled drawings for proposed signs.<ul style="list-style-type: none"><li>____ a. Drawings for wall signs should include a scaled drawing of the façade on which the signs will be placed.</li><li>____ b. For free-standing signs, a site plan must include the location of signs and the relationship to existing building and other site features on the property.</li></ul></li><li>____ 2. Photographs of the property and surrounding properties, 1 color set, fully labeled.</li><li>____ 3. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant.</li><li>____ 4. Cut sheets or other information, illustrating the design and type of lighting, if any.</li></ul>



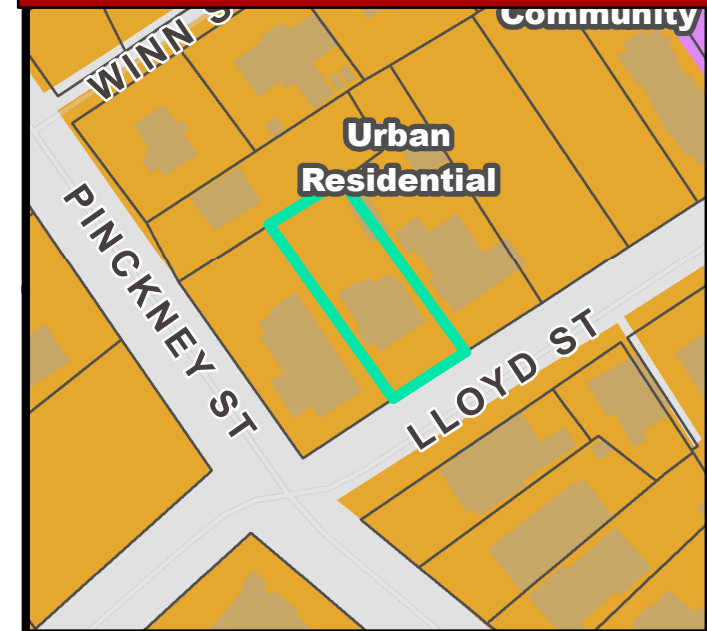
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

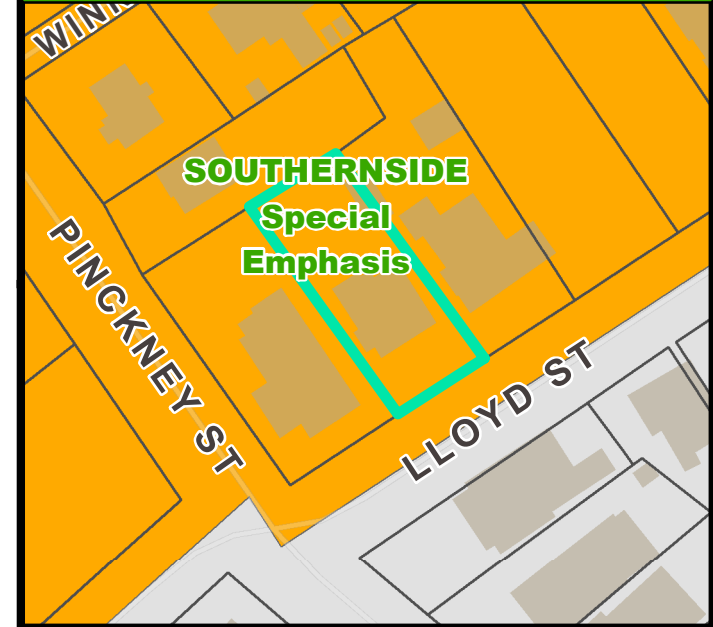




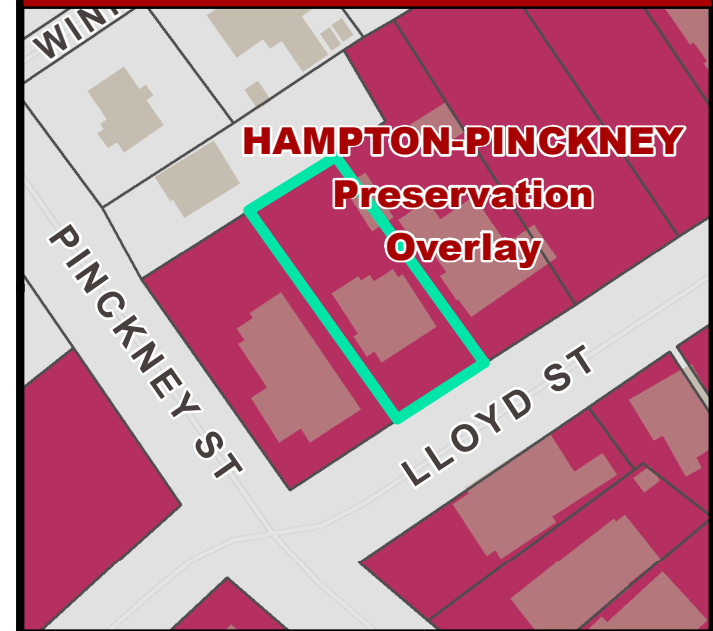
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





305 Lloyd Street  
Window Study

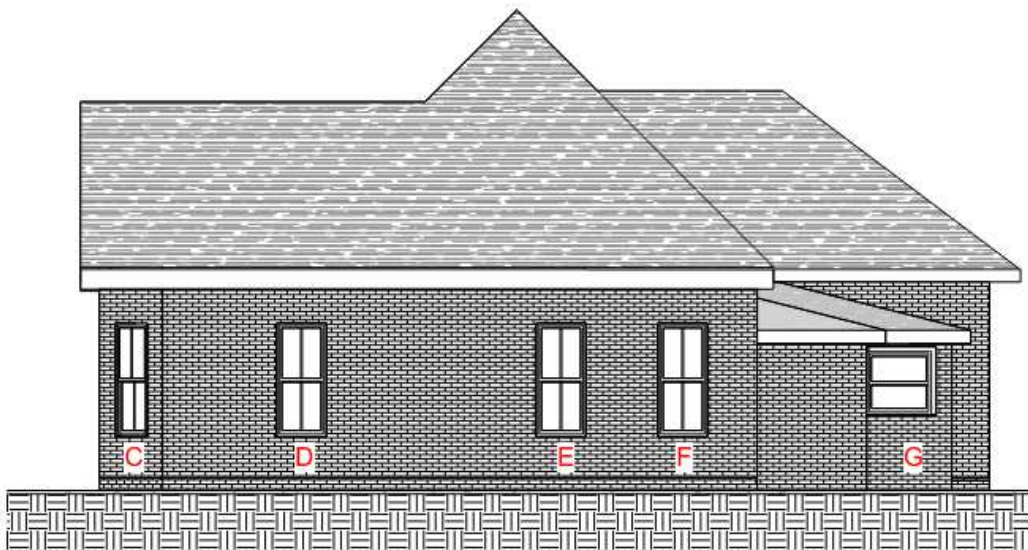




① EXISTING SOUTH ELEVATION WINDOWS  
1/4" = 1'-0"



④ EXISTING WEST ELEVATION WINDOWS  
1/4" = 1'-0"



② EXISTING EAST ELEVATION WINDOWS  
1/4" = 1'-0"



## Window A



### List of Concerns

1. Deteriorated window frame with evidence of extensive water damage.
2. Contains lead paint.
3. Loose unsecure bottom sash.
4. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.

## Window B



### List of Concerns

1. Deteriorated window frame with evidence of extensive water damage.
2. Contains lead paint.
3. Loose unsecure bottom sash.
4. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.
5. Counterweight system is beyond repair.



## Window C



### List of Concerns

1. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.
2. Deteriorated window frame with evidence of extensive water damage.
3. Contains lead paint.
4. Loose unsecure bottom sash.

## Window D



### List of Concerns

1. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.
2. Deteriorated window frame with evidence of extensive water damage.
3. Contains lead paint.
4. Broken bottom sash.



## Window E



### List of Concerns

1. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.
2. Deteriorated window frame with evidence of extensive water damage.
3. Contains lead paint.
4. Missing bottom sash.

## Window F



### List of Concerns

1. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.
2. Deteriorated window frame with evidence of extensive water & termite damage.
3. Contains lead paint.
4. Missing bottom sash.



## Windows Removed As Part of Addition



Window H



Window I



Window J



Key



## Window K



### List of Concerns

1. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.
2. Deteriorated window frame with evidence of extensive water & termite damage.
3. Contains lead paint.
4. Missing bottom sash.

## Window L



### List of Concerns

1. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.
2. Deteriorated window frame with evidence of extensive water & termite damage.
3. Contains lead paint.
4. Missing bottom sash.



# Window M



## List of Concerns

1. Deteriorated window frame with evidence of extensive water & termite damage.
2. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.
3. Contains lead paint.
4. Missing bottom sash.

## Window N



### List of Concerns

1. Deteriorated window frame with evidence of extensive water & termite damage.
2. Metal angles added to existing window to keep from falling apart.
3. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.
4. Contains lead paint.
5. Missing bottom sash.



## Window O



### List of Concerns

1. Deteriorated window frame with evidence of extensive water & termite damage.
2. Metal angles added to existing window to keep from falling apart.
3. Structural report requires resizing headers for proper support. This will likely result in slightly different height windows.
4. Contains lead paint.
5. Loose bottom sash. (See photo to the left.)



# JELD-WEN

## Siteline Wood-Clad Double-Hung Windows



### DESIGN CHOICES

Options include simulated divided lites (SDLs), sash configurations, and wood/clad variations (wood frame/clad sash or clad frame/wood sash).

### STRENGTH

Built with chambered composite interior sills for added strength and thermal efficiency.

### CONVENIENCE

Simply slide in the tabs and tilt in both sash for easy, safe cleaning.

Repair Existing Windows (Turner Construction)

Approximately \$1,400/window + \$100 removal & storage.

Total Cost = \$1,500 X 12 = \$18,000

Replace with Jeld-Wen Siteline Wood-Clad Windows

Approximately \$450/window + \$100 installation.

Total Cost = \$550 X 12 = \$6,600



JELD-WEN®  
WINDOWS & DOORS

SITELINE®  
WOOD AND CLAD-WOOD  
WINDOWS AND PATIO DOORS





## DOUBLE-HUNG WINDOWS

State-of-the-art engineering meets traditional design, with a variety of elegant options and innovative features.



### BEAUTY

Concealed jamb liners create a uniform appearance that's unique to Sitaline®.



#### DESIGN CHOICES

Options include simulated divided lites (SDLs), sash configurations, and wood/clad variations (wood frame/clad sash or clad frame/wood sash).

#### STRENGTH















Built with chambered composite interior sills for added strength and thermal efficiency.

#### CONVENIENCE

Simply slide in the tabs and tilt in both sash for easy, safe cleaning.





						
Sea Foam	Hunter Green	Moss	Hartford Green	Cranberry	Mesa Red	Stormy
						
Admiral	Navy	Steele Gray	Dark Chocolate	Chestnut Bronze	Luxury Bronze	Black

Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

# GLASS

## LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E glass provides greater protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings. Additional Low-E glass options are available for improved thermal performance.

## DIRT-RESISTANT GLASS

Standard for all Siteline® products, this innovative product harnesses the sun's UV rays to loosen dirt from the glass, so that rainwater can easily rinse away any grime. No manual activation is required.

## PROTECTIVE FILM

Standard for all Siteline® products, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. Easy to remove, it saves clean-up time after installation.

## TEMPERED GLASS

Treated with heat in order to withstand greater force or pressure on its surface, tempered glass will not break into sharp pieces. It is used most frequently on patio doors or windows installed near floor level.

## ENERGY STAR® OPTIONS

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner since 1998. Please see your local dealer for options in your area.

# SPACERS

## STANDARD

For even more versatility, spacer bar color options enhance the appearance of your windows.



## THERMOPLASTIC

Our insulating glass may now be ordered with a state of the art black thermoplastic spacer that “disappears” into the window while providing the best thermal performance and the lowest seal failure rates of any spacer on the market.

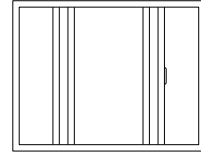
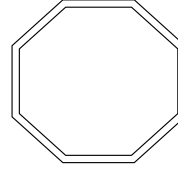
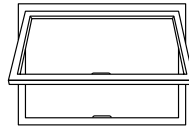
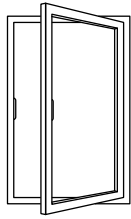
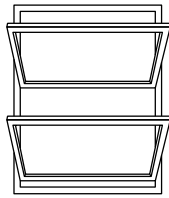
# BLINK® BLINDS

Select Siteline® windows and patio doors are available with Blink® Blinds + Glass. This exceptional blinds-between-the-glass offering delivers a clean, modern design with a choice of six colors, plus performance glass options. Blink blinds never need dusting, and there are no exposed cords.





# PRODUCT DETAIL MATRIX



	Double-Hung	Casement	Awning	Geometric	Sliding
<b>Hardware</b>	Sash lock with integrated tilt latches	Nesting handle	Nesting handle	N/A	Sash lock
<b>Hardware Finishes</b>	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes
<b>Glass Options</b>	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
<b>Sizes: Min Max</b>	21 3/8" x 32" 45 3/8" x 92"	18" x 18" 36" x 84"	18" x 18" 60" x 48"	18" x 18" 108" x 78"	29" x 23" 72" x 60"
<b>Grilles</b>	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" Putty - 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs
<b>Performance Rating</b>	45 3/8" x 80" - PG 50, WZ3 - PG +50/-65	36" x 72" - PG 50, WZ3 - PG +50/-65	48" x 48" - PG 50, WZ3 - PG +50/-65	84" x 84" - PG 50, WZ3 - PG +50/-65	72" x 60" - PG30
<b>Configurations</b>	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Multiples	Special Mulls, Multiples	N/A
<b>Spacer Color</b>	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
<b>Blink® Blinds</b>	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A

Other options available, including impact-rated options (depending on operating type) and screens.  
For more information, please see your JELD-WEN representative or visit [jeld-wen.com](http://jeld-wen.com).

305 Lloyd Street

Shed Demolition & Window Replacement Neighborhood Meeting

October 26, 2021

6:00

### Meeting Agenda

1. Introduction
2. Recording Notification
3. Sign-In Request
  - a. Name
  - b. Street Address
  - c. Email Address
4. Existing Shed Demolition Review
  - a. Structural Report
  - b. DRB Presentation = November 4<sup>th</sup>
5. Existing Windows Report
  - a. DRB Presentation = December 2<sup>nd</sup>
6. Final Questions & Comments



## 305 Lloyd Street Shed Replacement & Window Review Neighborhood Meeting

October 26<sup>th</sup>, 2021

6:00

### Attendees:

- Travis Seward
- Robert Benedict
- Lola Vinson
- Wade Cleveland
- Sara Dellinger
- Jeff Tiddy
- Tracy Tiddy
- Edward Kinney
- Luke Sims

1. Introductions
2. Request to record meeting.
3. Structural report review.
  - a. Has not be properly maintained throughout the years & recommend demolition.
4. Garage Discussion
  - a. Benedict questioned what if the DRB reviewed what the shed materials were. Sims answered with, "Since the structural report was not part of the previous package, the specific shed materials were not discussed. However, they are similar to the house, which was discussed."
  - b. Wade Cleveland asked, "What period or architectural style were you trying to capture with the house design & the garage?" Sims answered explaining that the house was trying to pick up on Craftsman-style detailing seen in the neighborhood, while the garage is simply a utilitarian approach, similar to the current shed. Cleveland stated that the
  - c. Travis Seward asked if the shed was referenced in the
    - i. Garages need to be historical accurate or in conjunction with the style of the house. Stated that the 305 Hampton (sic.) Ave. was circa 1900. Weatherboard, polygonal bay with pitch roof & flanking side porch. Stated that the house next door was originally built around the same time, but renovation was completed when Craftsman style was popular, 1930s.
    - ii. Stated that the front gable of the house is not Craftsman but needs to be Victorian & Queen Anne. Therefore, the garage would need to match a Victorian & Queen Anne style.
      1. Sims responded that he would discuss options with the City. Since the house as currently designed adopted Craftsman-style columns, he's unsure how the garage would change.
    - iii. Seward stated that it seemed strange that a quant shed was being converted to a garage.
    - iv. Benedict interjected that the main characteristics were the pitch of the roof & the doors selected. The doors currently selected do not meet a Queen Ann or Craftsman style door. Takes no issue with the overall shell of the proposed garage. Benedict also visited the shed & agrees that there's not much hope for keeping the existing building but would like to see what rebuilt us appropriate doors.

- v. Tiddy commented that the doors in the Clo-Play doors submitted in DRB packet are more appropriate than the ones included in the drawing packet. Sims stated that the one shown in the graphical packet did not accurately represent the door model & style selected.
    - 1. Benedict stated that traditionally garages of the era would not have doors, but due to security, a door is required now.
- 5. Window discussion
  - a. Sims present each window and stated concerns of water and termite damage. Missing or broken sashes are also a concern.
  - b. Contractor's estimate to repair (if possible) versus replace window:
    - i. Repair (if possible) = Approximately \$1,400/window + \$100 removal & storage.
      - 1. Total Cost = \$1,500 X 12 = \$18,000
    - ii. Replace = Approximately \$450/window + \$100 installation.
      - 1. Total Cost = \$550 X 12 = \$6,600
  - c. Tiddy stated that additional detail is needed for the Unreasonable Hardship form. Stating that the unreasonable conditions that differ from other properties dealing with the same situation in the neighborhood. Cost alone is not significant enough replace the windows.
    - i. Lead paint is not a reason to demolish them.
    - ii. Could possibly relocate a salvageable
  - d. Benedict referenced the Department of Interior direction to Retain & Repair windows before replacing.
    - i. Benedict also commented on how strange it was for a Queen Anne cottage to not have a window in the center of the gable. Sims agreed & stated that he would look again now that interior plaster has been removed.
    - ii. Benedict offered to send Sims contact information for the "Window Whisperer." A local contact for repairing historic windows.
    - iii. Seward also plans to send contact information of a window replace specialist in Brevard, NC. His name is Andrew Wing.
- 6. Wade Cleveland asked a question directly to Edward Kinney regarding the process for the house itself. Stating that since the process wasn't handled correctly on the City's side, what options do people have to object to what was approved by the DRB. Kinney responded asking Cleveland to reach out to the City during normal business hours.



**Neighborhood Meeting****Project Name:** 305 Lloyd St. Shed Demolition & Window Replacement**Location:** 305 Lloyd St., Greenville, SC 29601**Time of the meeting:** 6:00**Date:** October 26th, 2021**Representative holding meeting:** Luke Sims

Name	Street Address	Email
1 Travis Seward	308 Hampton Ave.	stravisseward@gmail.com
2 Robert Benedict	402 Hampton Ave.	benedic@clemson.edu
3 Lola Vinson	307 Lloyd St.	
4 Wade Cleveland	308 Hampton Ave.	cwadecleveland@gmail.com
5 Sara Dellinger	309 Hampton Ave.	srdellinger@charter.net
6 Jeff Tiddy	38 Pinckney St.	
7 Tracy Tiddy	38 Pinckney St.	
8 Edward Kinney	Planning Department Representative	
9 Luke Sims	Owner's representative	luke.sims@gmail.com
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